

gilbert



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# 2021-2022 ANNUAL ACTION PLAN

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Gilbert, AZ

Community Development Block Grant  
Home Investment Partnership

March 5, 2021

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The Town of Gilbert 2021-2022 Action Plan details the available resources and activities that will utilize Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds received from the U.S. Department of Housing and Urban Development (HUD).

Gilbert's Annual Action Plan will outline the objectives, goals and projected outcomes to be carried out utilizing CDBG funds and HOME funds during the second year of the Five-Year Consolidated Plan. Priorities presented in the second year Annual Action Plan were developed during the public process of creating the Five-Year Consolidated Plan and also represent any input from the residents during the development of this year's plan.

Gilbert has been allocated \$980,824 in CDBG funds and \$280,368 in HOME funds from HUD. All funds must be used to assist Gilbert's low to moderate income residents, and meet one or more of the following HUD objectives:

- Benefit to low- and moderate- income (LMI) persons
- Aid in the prevention or elimination of slums or blight; or
- Meet a need having a particular urgency (referred to as urgent need).

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Although identified as priority needs, not all will be addressed in one planning year. For Gilbert's second year Annual Action Plan period, a minimum of two of the high priority needs will be addressed and include a focus on suitable living environment and infrastructure development.

Gilbert's strategy for suitable living environment includes:

- Preserve neighborhoods through emergency and minor housing rehabilitation assistance to a minimum of 50 qualified homeowners;
- Provide general fund opportunities to organizations assisting seniors, families and individuals in crisis and low- and moderate-income individuals in maintaining self-sufficiency;
- Continue to work on a regional and local level to address homeless issues as well as provide homeless prevention assistance;

- Increase the permanent affordable rental housing stock by one through the use of HOME funds.

Gilbert's strategy for Public improvement and infrastructure development includes:

- Continue repair and replacement of sidewalks in the Heritage District that are not ADA compliant
- Projects that will be continuing include the renovation of the Heritage Center exterior grounds and parking areas to improve accessibility and become ADA compliant

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Annually, Gilbert prepares the Consolidated Annual Performance and Evaluation Report (CAPER) which captures progress toward meeting the needs and achieving strategies established in the Consolidated Plan and Annual Action Plan. Gilbert also monitors performance measures of sub-recipients and staff regularly reviews internal policies and procedures to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year.

The Town of Gilbert and its partners have been successful in implementing its projects to meet the priorities and goals identified in last year's annual plan and the five-year consolidated plan. In regard to preserving and improving the habitability of owner-occupied housing through emergency home repair assistance, Gilbert has exceeded its goal of assisting 50 income eligible participants. To date, 57 homeowners have been assisted with emergency and minor home repairs, alleviating unsafe or hazardous home conditions.

Gilbert allocated funds for the design and renovation of the exterior areas of the Heritage Center. This is a multiple year project and the project focus was to provide better access, lighting, signage and required Americans with Disabilities Act (ADA) upgrades. The concept master plan is complete, and it is anticipated that the project will start construction before the end of the year. Gilbert also allocated \$228,395 in FY 2020-2021 to begin the design for repair of sidewalks in the Heritage District. The areas identified in the 2018 study as being out of compliance with the Americans with Disabilities Act (ADA) and specifically around Heritage Center were the initial focus of the project.

It was anticipated that funds would be expended on removing a vacant and blighted structure, but due to a fire that project was cancelled.

In addition, \$20,000 in funds were allocated to assist in completing an ADA kitchen renovation to improve accessibility at a special needs group home. This project is anticipated to be completed by May 2021.

Gilbert's goal related to increasing the supply of affordable units utilizing HOME funds in the purchase of one additional unit was delayed due to the lack of inventory. Gilbert will look to purchase a home in the next project year.

Gilbert strategically balances HUD goals, CDBG's primary objectives, Gilbert's needs as identified in the Gilbert Community Needs Assessment, council and community feedback in order to plan and implement programs/projects utilizing annual CDBG resources.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The annual plan regulations stipulate that Gilbert must meet minimum citizen participation requirements, consisting of public hearings, public comment periods and consultations.

a. Public Hearings: Annually, Gilbert conducts a minimum of one public meeting and a public hearing to allow the community an opportunity to comment on the Annual Action Plan. All public hearings/meetings are posted on Gilbert's website and the draft plan is available for review prior to the public hearing. The first public meeting to listen to comments and suggestions for use of CDBG funds during the second year was conducted on Thursday, February 10, 2021, a second was completed on Thursday, March 18, 2021 and the final public hearing is to be held in May 18, 2021.

b. Public Comment Period: Gilbert also provides a thirty-day public comment period scheduled from March 5, 2021-April 5, 2021. Public comment periods are advertised in a local newspaper of general circulation, posted on social media, on Gilbert's website, noticed through posters/flyers at municipal buildings and placed in targeted locations. Posted flyers in Spanish are also placed in targeted locations.

c. Consultations: The consultation process includes outreach to community partners and stakeholders, service providers, regional service providers, government officials, the faith community, and targeted population groups to obtain feedback and input into making Gilbert's goals and objectives. County-wide outreach during the Maricopa County HOME Consortium citizen participation and consultation process includes public meetings, hearings, outreach and newspaper notification in order to receive broader input regarding HOME funded activities.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

TBD

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

TBD

## **7. Summary**

The Town of Gilbert is committed to allocating funds that serve the needs of low-income residents. Gilbert will continue to utilize its CDBG appropriations over the next year to address the goals and objectives set forth in the plan. These goals and objectives include targeting aging and non-compliant ADA infrastructure, increasing its permanent affordable rental housing stock, and assisting homeowners maintain safe and suitable living environments. A majority of CDBG funds will continue to be targeted in the low-income area and neighborhoods of the downtown Heritage District in Gilbert.

In addition, Gilbert will continue to utilize general funds to support public services to low and moderate income people including, but not limited to, health care, food and nutrition programs, education programs, activities and support for seniors, housing assistance, job training, case management and counseling for the homeless, abused children and others. Furthermore, Gilbert is utilizing \$7.7 M in Treasury funds to provide rent and utility assistance to those impacted by COVID-19.

## **PR-05 Lead & Responsible Agencies - 91.200(b)**

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	GILBERT	
CDBG Administrator	GILBERT	Town Manager's Office
HOME Administrator		

Table 1 – Responsible Agencies

### **Narrative**

The following are the agencies/entities responsible for preparing the Fiscal Year 2019-2020 Gilbert Annual Action Plan and those responsible for administration of each grant program and funding source. The Town of Gilbert is responsible for administering the CDBG Funds. The Town of Gilbert works in collaboration with Maricopa County to administer the HOME funds.

### **Annual Action Plan Public Contact Information**

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The Town of Gilbert consulted with other public and private agencies, Maricopa County HOME Consortium, various Maricopa Association of Governments committees, community groups and local non-profits for preparation of the second year Annual Action Plan. Gilbert works with local and regional non-profit organizations regularly to ensure that services are provided within the Town of Gilbert and that quality and measurable outcomes are met. Gilbert provides general funds for many social service providers based in both Gilbert and outside of Gilbert in order to provide a variety of services to meet the needs of Gilbert residents.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Gilbert is focused on the initiatives realized due to the outcomes of the 2019 Gilbert Human Services Needs Assessment by coordinating with public and private providers to discuss and implement actions to address community needs. Specifically, Gilbert is working with the following organizations to meet the needs:

#### **1. Housing**

- ARM of Save the Family - acquisition and rehabilitation of single-family housing units.
- City of Mesa- coordination to support the VASH program in Gilbert which allows for veterans to utilize housing vouchers outside of Mesa.
- Maricopa Association of Governments (MAG) -Coordination in development of regional homeless initiatives

#### **2. Health**

- Heritage Center Providers- Gilbert continues to collaborate with medical, dental and mental health providers, as well as other non-profits who are beginning to provide a variety of resource services at low or no cost to vulnerable and low-income individuals and families.

#### **3. Other services**

- Police Community Partnership meetings- community organizations, boards and residents have an opportunity for open dialogue with the Gilbert Police Department regarding other needs and issues facing the community.
- Community Benefits Committee- assistance in the development of the community health report, sustainable initiatives and review of community grants.

- East Valley Resource Coalition- Gilbert engages this group to inform, promote, connect and strengthen nonprofits who are creating a community where all individuals feel welcomed, included, respected and safe.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Gilbert is a participant in the Maricopa County Regional Continuum of Care (CoC) and a member of the Maricopa Association of Governments (MAG). Gilbert provides support to the Maricopa Continuum of Care and regional homeless service providers that provide emergency shelter, transitional housing, and basic needs assistance to homeless individuals and families including chronically homeless, veterans and unaccompanied youth.

The MAG Continuum of Care Regional Committee on Homelessness is responsible for developing a regional plan to end homelessness and the CoC prepares the application for funding to support regional homeless assistance programs. Gilbert participates and contributes data in preparation for the annual funding application by participating in MAG's regional Point-In-Time Homeless Street Count and MAG's annual Heat Relief Campaign.

Gilbert also anticipates utilizing general fund dollars to support the non-profit providers who are serving chronically homeless individuals and families, families with children, veterans, unaccompanied youth and persons at risk of homelessness. In addition, Gilbert has an IGA in place with the City of Mesa supporting the VASH program.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

NA-Gilbert does not receive ESG funds

**2. Agencies, groups, organizations and others who participated in the process and consultations**

Table 2 – Agencies, groups, organizations who participated



1	<b>Agency/Group/Organization</b>	A New Leaf
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was invited to submit comments related to housing, homeless services and other issues relevant to the Annual Action Plan. The anticipated outcome was to improve coordination with a regional organization whose mission is to assist individuals and families from homelessness to permanent supportive housing.
2	<b>Agency/Group/Organization</b>	Save the Family Foundation of Arizona
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to submit comments related to housing, homeless services and other issues related to the Annual Action Plan. The anticipated outcome is to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for homeless families with dependent children and those moving from emergency housing to transitional housing.
3	<b>Agency/Group/Organization</b>	Central Arizona Shelter Services, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to submit comments related to housing, homeless services and other issues relevant to the Annual Action Plan. The anticipated outcome is to improve coordination with a regional organization whose mission is to assist in moving as many people as possible from homelessness to housing. The agency provides basic needs and emergency housing for single adult men and women. This organization is also a member of the local Coc.

4	<b>Agency/Group/Organization</b>	AZCEND
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-Education Services-Employment Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to submit comments related to housing, homeless services, non-homeless special needs and other issues relevant to the third year Annual Action Plan. The anticipated outcome is to improve coordination with a local organization whose mission is to assist low to moderate income persons and families with food through the local food pantry, emergency financial services through the Community Action Programming (CAP) offices, and independent living through senior and disabled congregate and home delivered meals.
5	<b>Agency/Group/Organization</b>	Catholic Charities Community Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted for services to victims of domestic violence and their dependent children as well as the anti-poverty strategy. Catholic Charities provides emergency and transitional shelter for domestic violence victims and their children. Additional services include basic needs, employment assistance, childcare assistance and case management.

Agency/Group/Organization	Rebuilding Together
Agency/Group/Organization Type	Housing Services-Elderly Persons
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to submit comments related to affordable housing options and housing market trends for seniors, frail elderly and persons with disabilities. The anticipated outcome of the consultation was to improve coordination with a regional organization whose mission is to assist seniors, elderly and persons with physical disabilities with affordable housing options and removing accessibility barriers within their homes.

#### Identify any Agency Types not consulted and provide rationale for not consulting

NA

#### Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maricopa Association of Governments	Goals and strategies for the use of federal funds to address homelessness are consistent
Town of Gilbert General Plan	Town of Gilbert Development Services Planning Department	Gilbert's General Plan contributes to the community's current vision and guide for future physical, economic, and social development.

Table 3 - Other local / regional / federal planning efforts

#### Narrative

## AP-12 Participation - 91.401, 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting

According to Gilbert's Citizen Participation Plan, residents and stakeholders are given multiple opportunities to comment on the plan during the plan development and the completed plan. A 30-day comment period is posted on Gilbert's website and three public meetings were scheduled to provide opportunities for public comment. The public meetings are posted on social media and Gilbert's website, noticed through posters/flyers at municipal buildings and placed in targeted locations as well as being advertised in a newspaper with local circulation. Notices provided information about alternative formats and accommodations for disabilities and were also provided in Spanish.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	No comments received	NA		<a href="http://www.gilbertaz.gov/housing">www.gilbertaz.gov/housing</a>
2	Public Hearing-March	Non-targeted/broad community		Comments received will be included as a separate attachment to this report		<a href="http://www.gilbertaz.gov/housing">www.gilbertaz.gov/housing</a>
3	Flyers	Non-English Speaking - Specify other language: Spanish	None	None	None	
4	Newspaper Ad	Non-targeted/broad community	NA	NA	NA	<a href="http://www.gilbertaz.gov/housing">www.gilbertaz.gov/housing</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Non-targeted/broad community	CDBG webpage views Facebook Twitter	None	None	
6	Public Hearing-May	Non-targeted/broad community				<a href="https://www.gilbertaz.gov/departments/clerk-s-office/draft-final-meeting-minutes">https://www.gilbertaz.gov/departments/clerk-s-office/draft-final-meeting-minutes</a>

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

Gilbert is an Entitlement City and currently receives one grant directly from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG). Gilbert also receives Home Investment Partnerships Program (HOME) funds by being part of the HOME Consortium, led by Maricopa County.

Using Federal, State, and local funds the Town plans to carry out the objectives set forth in this Annual Action Plan. Gilbert works in partnership with public institutions, private and nonprofit partners to implement activities and projects that require multiple funding sources. The Community Resources Division works with other Town departments to develop coordinated plans, and to leverage resources for parks, infrastructure, code enforcement, housing development, and other projects in targeted neighborhoods. Coordination with and support from adjacent HUD entitlement grantees is also sought when appropriate.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	980,824	0	0	980,824	\$2,942,472	Gilbert's Annual Entitlement amount is anticipated to be \$980,824

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

In face of extensive needs and limited resources, Gilbert's funding strategy is to focus its efforts in activities that offer the greatest potential for maximizing benefits for as many residents as possible. Consequently, the Town attempts to allocate public funds in areas that can leverage additional public or private funding, or complement investments already committed. Town criteria for its annual funding application process includes reviewing agencies and projects that effectively leverage other resources.

Gilbert is required to make match contributions under the HOME Program. The contributions must be at least 25 percent of the HOME expenditure, unless the jurisdiction has received a reduction in the match requirement. HOME match requirements will be met with non-federal cash contributions to projects by the developer issuance of below market interest rate mortgages and other mechanisms to assist in the development of affordable housing units.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

NA

**Discussion**



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Emergency & Minor Home Repair	2020	2025	Affordable Housing	Town-wide	Affordable Housing	CDBG: \$350,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Public Facilities, Improvements and Infrastructure	2020	2025	Non-Housing Community Development	Heritage District	Non-Housing Community Development	CDBG: \$434,824	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 550 Persons Assisted
6	Public Services	2020	2025	Non-Homeless Special Needs	Town-wide	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Emergency & Minor Home Repair
	<b>Goal Description</b>	Gilbert will fund the Emergency and Minor Home Repair Program to alleviate health and safety hazards for Gilbert homeowners. Emergency and minor home repairs include repairing or replacing HVAC systems, repairing plumbing or electrical hazards, roof leaks, broken glass, installing fire detectors, and repairing trip hazards. Repairs may also include removing ADA accessible barriers in the home such as bathtub to roll in shower conversions, widening doorways or building wheelchair ramps.
2	<b>Goal Name</b>	Public Facilities, Improvements and Infrastructure
	<b>Goal Description</b>	A significant portion of CDBG funds will be utilized for continued focus on repairs to infrastructure in Gilbert. Specific focus will be in the Heritage District and to meet ADA compliance.
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public services will be funded with general fund dollars. If additional CDBG-CV funds are received it will be determined if they are able to fund additional public services.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The Five-Year Consolidated Plan outlines proposed strategies for the expenditures of Gilbert's CDBG funds with the mission to provide a suitable living environments by revitalizing low- to moderate income neighborhoods, to assist disadvantaged, low-income and homeless persons by providing adequate public facilities and services and generating affordable housing opportunities. Gilbert will utilize CDBG resources during the second year of the Five Year Consolidated Plan to assist low to moderate income residents with emergency and minor home repairs to alleviate health or safety hazards in their home and to continue ADA sidewalk improvements in the Heritage District which has the greatest concentration of low- to moderate-income people residing. These activities that will address priority needs and objectives established in the consolidated plan.

#	Project Name
1	FY22 Emergency and Minor Home Repair Program
2	FY21 ADA Sidewalk Repairs- Phase 2

Table 7 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects identified to be completed during the second year of Gilbert's consolidated plan directly align with the strategies in the five-year plan that recognize obstacles to meeting underserved needs.

Obstacles to meeting underserved needs within Gilbert include the following:

- The areas of the built environment in the northern part of the community will require ongoing maintenance and replacement costs due to age compared to the new and larger master-planned areas of central and southern Gilbert;
- The aging of homes in north Gilbert;
- Increased need for services due to population growth;

To address some of the identified obstacles, Gilbert will:

- Provide emergency and minor home repairs to all eligible Gilbert homeowners;
- Based on a completed study that researched the ADA compliance of sidewalks, design and repairs will continue in the downtown neighborhood areas;
- Continue to use general fund dollars to non-profits with who are providing supportive services to low- and moderate-income residents.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	FY22 Emergency and Minor Home Repair
	<b>Target Area</b>	Town-wide
	<b>Goals Supported</b>	Emergency & Minor Home Repair
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$350,000
	<b>Description</b>	Gilbert Emergency & Minor Home Repair will assist 50 households with health or safety related issues within the home for income eligible homeowners.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50
	<b>Location Description</b>	Town wide
	<b>Planned Activities</b>	The Gilbert Emergency and Minor Home Repair program will address health and safety hazards in owner-occupied income eligible Gilbert homes. Activities may include repair and replacement of HVAC systems, electrical, plumbing, roof repairs, and glass replacement or removed ADA accessibility barriers.
2	<b>Project Name</b>	FY21 ADA Sidewalk Repairs- Phase 2
	<b>Target Area</b>	Heritage District
	<b>Goals Supported</b>	Public Facilities, Improvements and Infrastructure
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$434,824
	<b>Description</b>	This project will continue to focus on the repair of the areas found out of ADA compliance in the Heritage District. Gilbert completed a study in 2018 that identified seven zones in the Heritage District that need updates. The project will need to be completed in multiple years and phase 2 will focus on continuing construction in prioritized areas.
	<b>Target Date</b>	06/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that all 714 households in the Heritage District would benefit, including all businesses and visitors to the area. The target area is within the Heritage District which has census tracts 422401.2 (76.67%), 422402.3 (55%), 422401.1 (44.93%) and 422403.3 (35.2%) where as noted between 76.67% and 35.2% of the individuals have incomes of 80% of the median income or less.
	<b>Location Description</b>	The focus of the project will be within CDBG eligible areas in the Heritage District.
	<b>Planned Activities</b>	The planned activity for phase 2 is continued construction of the prioritized areas.
<b>3</b>	<b>Project Name</b>	FY22 CDBG Administration
	<b>Target Area</b>	Town-wide
	<b>Goals Supported</b>	Emergency & Minor Home Repair Public Facilities, Improvements and Infrastructure
	<b>Needs Addressed</b>	Affordable Housing Non-housing Community Development
	<b>Funding</b>	CDBG: \$196,000
	<b>Description</b>	Funding for administering programs in the Town of Gilbert.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	Administration of Town CDBG programs

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Due to the eligibility criteria for the HUD grant programs (CDBG and HOME) and their focus on low- and moderate-income populations, most funds are likely to be expended in areas such as the Heritage District, which has a higher concentration of low- and moderate-income residents. However, some funds will be expended in all areas of Gilbert, as low-income residents reside in all areas.

The Emergency and Minor Home Repair Program (EMHR) is available town wide. Gilbert's social services and programs also tend to focus on the Heritage District, although eligible beneficiaries may come from all areas of Gilbert.

Locations of new rental housing development are dependent upon available land, so they may occur throughout the town. However, efforts are made to place new rental housing development close to transportation and employment centers whenever feasible.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Heritage District	50
Town-wide	50

Table 8 - Geographic Distribution

### **Rationale for the priorities for allocating investments geographically**

The Town of Gilbert does not propose allocating investments geographically but utilizing funds in eligible areas.

### **Discussion**

This section is optional and was left blank intentionally.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

With the high cost of housing impacting the East Valley, Gilbert is committed to exploring opportunities to meet housing needs. Staff will continue to research and identify public/private partnerships in the construction and development of affordable housing. The Town will also continue to look for opportunities to leverage its HOME funds and affordable housing options through the Maricopa County HOME Consortium.

In the second year of the Consolidated Plan, Gilbert will help maintain affordable housing by assisting Gilbert homeowners with emergency and minor home repairs. The program is designed to assist immediate health and safety needs within the home to allow homeowners to utilize their limited resources in other areas of stabilization while allowing the resident to maintain their homeownership.

Gilbert will also focus on affordable housing during this year using HOME funds. Gilbert will partner with a non-profit organization to purchase, rehabilitate and rent an affordable housing unit to income eligible residents.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

In a review of local building codes, no obvious issues were found to discourage the development of affordable housing nor does there appear to be significant barriers to affordable housing about public policy.

Gilbert will begin to explore a partnership with A New Leaf in which a portion of allocated home or CDBG funds could be utilized for a TBRA program in Gilbert. Gilbert continues to see a request for permits for multi-family residential uses. Last fiscal year the planning commission approved over 1140 units for development and it is anticipated that multifamily units will continue to be developed in Gilbert as is showcased by the 251 pending permits this fiscal year.

In order to reduce any potential barriers to affordable housing, Gilbert has identified the following areas where action could assist in limiting such barriers:

- Provide resources and connections to homebuyer education and financial literacy classes through non-profit providers;
- Review town owned and privately-owned parcels to determine if any are suitable for affordable housing; and
- Work with organizations receiving funds through the Community Development Housing Organization

(CHDO) to determine if there are areas within Gilbert that could satisfy the necessary requirements for development.

## **Discussion**

In the second year Annual Action planning period, Gilbert will continue to utilize general funds to support emergency and transitional housing for homeless, non-homeless and special needs individuals and families from Gilbert. In addition, Gilbert will continue to utilize general funds to support the Gilbert CAP office which provides emergency financial assistance to help individuals and families avoid eviction and prevent homelessness. Finally, Gilbert will partner with a non-profit organization to purchase and rehabilitate one single family dwelling unit to be used as permanent affordable rental housing which will increase Gilbert's affordable rental housing stock.



## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

Gilbert completed a new Needs Assessment in December 2019 and will utilize those findings, public comments, and coordination with local service providers to identify the needs, and gaps in services and prioritize local and Federal resources to meet those needs. During the next years of the consolidated plan period, Gilbert will continue to implement programs and projects to meet the underserved needs in the community, address housing issues for low- and moderate-income households, support regional homelessness efforts, and support anti-poverty programming.

### **Actions planned to address obstacles to meeting underserved needs**

The Town has identified the following obstacles to meeting underserved needs:

#### **1. Obstacle: Limited Funding**

The primary obstacle to meeting underserved needs is limited Federal and local funding. The needs of the community are greater than the available local and Federal funds. The Town will utilize general funds for social services programs to assist Gilbert residents that are low and moderate income in accessing the services. Federal funds will be used to support projects that maximize the impact for residents.

#### **2. Obstacle: Local Market**

Limited availability of developable land at affordable prices as well as increasing demand for housing within Gilbert, along with limited funding, significantly affects opportunities for increasing supply of affordable units. The Town will seek to assist developers that propose housing tax credit projects in Gilbert and continue to review the code to remove any barriers to affordable housing.

### **Actions planned to foster and maintain affordable housing**

Gilbert plans to foster and maintain affordable housing for its residents by funding activities for housing rehabilitation as well as using HOME funds for the purchase of homes for affordable rental. The purpose of the Emergency and Minor Home Repair program is to assist low income property owners with repairs to meet their needs for safe and decent housing. Rehabilitation is intended to enhance, improve, and preserve neighborhoods. The purchase of a home with HOME funds allows for long-term, affordable rental housing for working poor families and individuals. Gilbert will also continue to facilitate multifamily and mixed-use development projects.

### **Actions planned to reduce lead-based paint hazards**

Town of Gilbert Community Resources staff attends trainings and receives lead-based paint certifications and is currently in compliance with these regulations. Lead-based paint hazards are addressed through the CDBG rehabilitation and repair program and the HOME program. As homes enter these programs, they are evaluated for lead paint and, when necessary, such hazards are reduced as required. Actions taken to reduce lead-based paint will be conducted in accordance with HUD's lead-based paint regulations.

Gilbert has newer housing stock of which 87% was built after 1980. Approximately 71 housing units are pre-1940 construction. This older housing stock is often occupied by low- and moderate-income families. Significant CDBG and HOME investment has been made over the years to rehabilitate much of this older housing. Emergency home repair and minor housing rehabilitation will continue as the program mechanism utilized by Gilbert to address lead-based paint hazards.

### **Actions planned to reduce the number of poverty-level families**

Gilbert will continue to support various public service programs such as the Community Action Program (CAP) through a non-profit funding process. Essential services aimed at helping to reduce the number of poverty level families include supporting programs that meet the critical needs of families such as food and medical care, emergency financial assistance to prevent eviction and utility shut-offs, employment training and job search, child care assistance, and case management. In addition, Gilbert is utilizing \$7.7 M in Treasury funds to provide rent and utility assistance to those impacted by COVID-19. Furthermore, with the Heritage Center open, new services are made available to residents including the volunteer income tax assistance (VITA) program which will allow for additional education. These vital services are needed to assist persons and households maintain housing, employment, and stable environments for their dependents.

### **Actions planned to develop institutional structure**

It has always been and remains a priority for Gilbert to develop and enhance an effective and efficient program delivery system for the use of Federal or general funds. The Town monitors, assesses, and seeks ways to further improve its performance. Solid relationships have been built with public institutions, and private and nonprofit partners to implement activities and projects that require assistance whether through funding or non-monetary/administrative support.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

To enhance coordination between public and private housing and social service agencies, the Town works

closely with approximately 25-30 social service agencies who provide services to Gilbert residents.

### **Discussion**

This section is optional and was left blank intentionally.

DRAFT

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

#### Introduction

This section will describe activities planned with respect to all CDBG funds expected to be available during the program year (including program income that will have been received before the start of the next program year).

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### Discussion